087.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,600 / 942,600
					USE VALUE:	942,600 / 942,600
					ASSESSED:	942,600 / 942,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLEN FREDERICK P--ETAL	
Owner 2:	ALLEN EDITH W	
Owner 3:		
Street 1:	53 RICHFIELD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 2161 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8509.000	465,300	4,600	472,700	942,600
Total Card	0.195	465,300	4,600	472,700	942,600
Total Parcel	0.195	465,300	4,600	472,700	942,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.11 | /Parcel: 436.11

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 54924

GIS Ref

GIS Ref

Insp Date 03/23/09

!7067!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	465,300	4600	8,509.	472,700	942,600		Year end	12/23/2021
2021	101	FV	438,200	4600	8,509.	472,700	915,500		Year End Roll	12/10/2020
2020	101	FV	438,200	4600	8,509.	472,700	915,500	915,500	Year End Roll	12/18/2019
2019	101	FV	373,800	4600	8,509.	438,900	817,300	817,300	Year End Roll	1/3/2019
2018	101	FV	373,800	4600	8,509.	438,900	817,300	817,300	Year End Roll	12/20/2017
2017	101	FV	373,800	4600	8,509.	384,900	763,300	763,300	Year End Roll	1/3/2017
2016	101	FV	373,800	4600	8,509.	351,100	729,500	729,500	Year End	1/4/2016
2015	101	FV	333,800	4600	8,509.	310,600	649,000	649,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:57:30

LAST REV

Date	Time
07/17/19	15:06:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13341-704		11/1/1977		60,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2013	665	Re-Roof	8,660	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
3/23/2009	Meas/Inspect	189	PATRIOT
11/15/2008	Meas/Inspect	BS	Barbara S
4/3/2000	Meas/Inspect	263	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8509		Sq. Ft.	Site		0	70.	0.79	12									472,692						472,700	

Total AC/HA:	0.19534	Total SF/SM:	8509	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	472,692	Spl Credit		Total:	472,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20584965
Const Adj.:	0.99386853
Adj $ / SQ:	161.792
Other Features:	100058
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571561
Depreciation:	106310
Depreciated Total:	465251

COMMENTS

STAIRS TO UAT BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

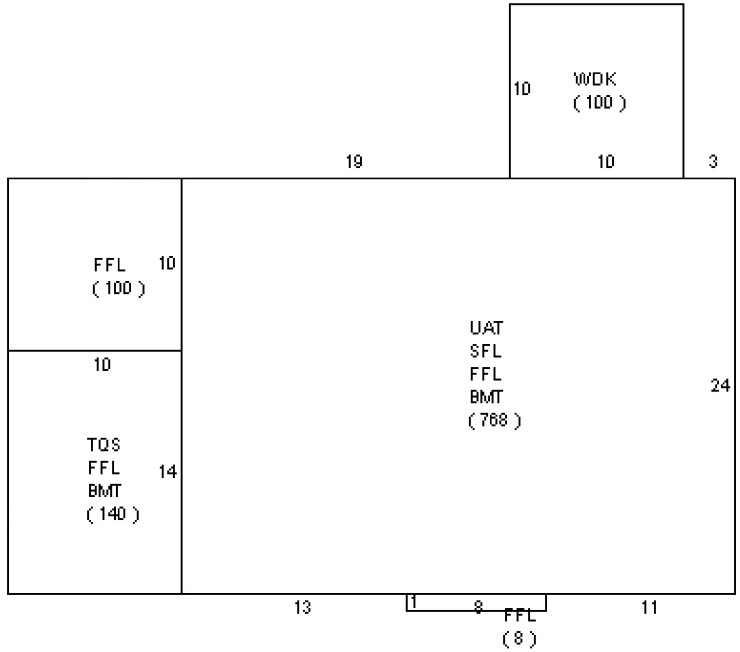
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.77
Special Features:	0	Val/Su Net:	150.63
Final Total:	465300	Val/Su SzAd	246.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,016	161.790	164,380
BMT	Basement	908	58.000	52,666
SFL	Second Floor	768	161.790	124,256
UAT	Upper Attic	192	64.720	12,426
TQS	3/4 Story	105	161.790	16,988
WDK	Deck	100	15.900	1,590

Net Sketched Area:	3,089	Total:	372,306
Size Ad	1889	Gross Area	3700	FinArea	2161
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1931	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600